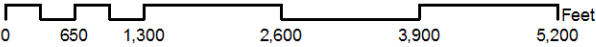
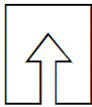


STAFF ALLOCATION OF ABSORPTION BY 2030 **09-13-11**
(Based on GMU's forecast for 2030 high + 20% residential increase)



Scale



Note: This map displays a staff-derived range of floor area ratios concentrated mostly in those sub-units within 1/4 mile. There is also additional residential for certain areas within the 1/4 to 1/2 mile distance from the planned Metro stations. See the 09-13-11 Task Force presentation for additional information. Town Center North-related growth mix of uses has been edited to reflect correct mix of uses.

	Sub-Unit	Mix of Uses				
		Office	Retail	Instit.	Hotel	Resid.
Herndon-Monroe Area	A-2	Same as zoning approval				610 DU
	C-1	Same as existing development				515 DU
	C-3	Same as existing development				628 DU
	C-4	Same as existing development				874 DU
Town Center Area	TC North	35%	6%	10%	6%	43%
	D-4	45%	2%	2%	6%	45%
	E-4	45%	2%	2%	6%	45%
	E-5	45%	2%	2%	6%	45%

Sub-Unit	Mix of Uses				
	Office	Retail	Instit.	Hotel	Resid.
G-1	20%	1%	0%	4%	75%
G-2	Same as existing development				400 DU
G-3 (western portion)	Same as existing development				530 DU
G-3 (eastern portion)	0%	5%	5%	20%	70%
G-4	50%	2%	1%	7%	40%
G-5	50%	2%	1%	7%	40%
G-6	Same as existing development				530 DU
H-2	50%	2%	1%	7%	40%
I-1	50%	2%	1%	7%	40%
I-2	Same as existing development				400 DU

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- Legend**
- I-3** Reston-Herndon Suburban Center Land Units and Sub-units
 - General Location Transit Station Platforms
Circles denote 1/4 and 1/2 mile distances from center of proposed station platform
 - Transit-Oriented Development Options
 - Transit-Oriented Development Options (residential additions)
 - Town Center North -- related growth
 - Major Zoning Approvals
 - Existing Development